

A modern indoor swimming pool area. The pool is rectangular and filled with clear blue water. To the left of the pool, there are two lounge chairs with light-colored cushions. The room features large windows and a brick wall. The ceiling has recessed lighting with a blue glow. The floor is made of large, dark grey tiles.

# *The Gate*

## Loughborough

1 Bed 4th Floor Apartment • LE11 1GJ • £1,100 pcm • £1,260 Deposit



## The Gate, Loughborough

Set in the highest specification development that Loughborough has to offer. This premium, fourth-floor apartment is soon ready for occupation. In the developers own words "The Gate offers a prestigious collection of luxury apartments with residents gym, residents swimming pool, communal 'hot desk' area and meeting room, parking, daily concierge service. This new 'Waterside Village' offers the perfect live, work and play living experience".

### Lounge / Diner 6.6m (21'8) x 3.7m (12'2)

Contemporary living and dining area that is open plan to the kitchen and runs the full depth of the apartment. Featured floor-to-ceiling window, USB equipped PowerPoints and underfloor heating.

### Kitchen 2.9m (9'6) x 2m (6'7)

A contemporary kitchen in charcoal with matching worktop and brick-bond tiling. Hidden away behind the smart cabinets there are all the integrated appliances including a fridge-freezer, fan assisted oven, washer-dryer, easy-clean hob and a dishwasher. Open plan to the living area.

### Bedroom 3.45m (11'4) x 3.4m (11'2)

Elegant and spacious bedroom with benefits of featured floor-to-ceiling window, USB equipped PowerPoints and underfloor heating.

### Bathroom

This beautiful four-piece bathroom comes complete with a separate shower, heated towel rail and shaving point. Classic, brick-bond tiling completes the look.

### Parking

One allocated bay to the front of the property with further visitor spaces available.

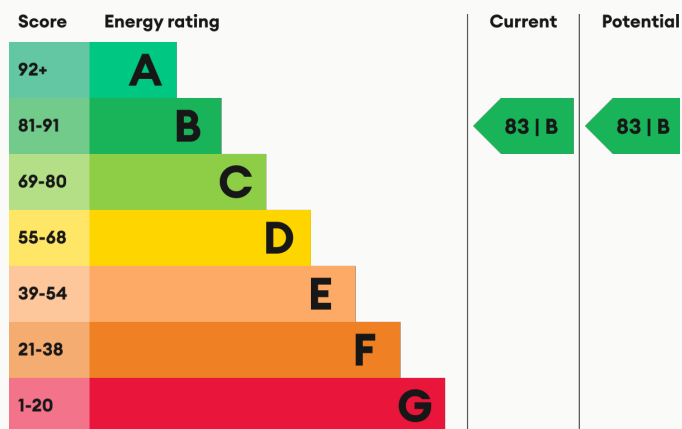
### Heating

Underfloor heating throughout.

### Glazing

Modern, good quality, uPVC double glazing.

### Energy Performance



We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you are traveling some distance to view. All measurements are to widest point.



Kitchen / Diner



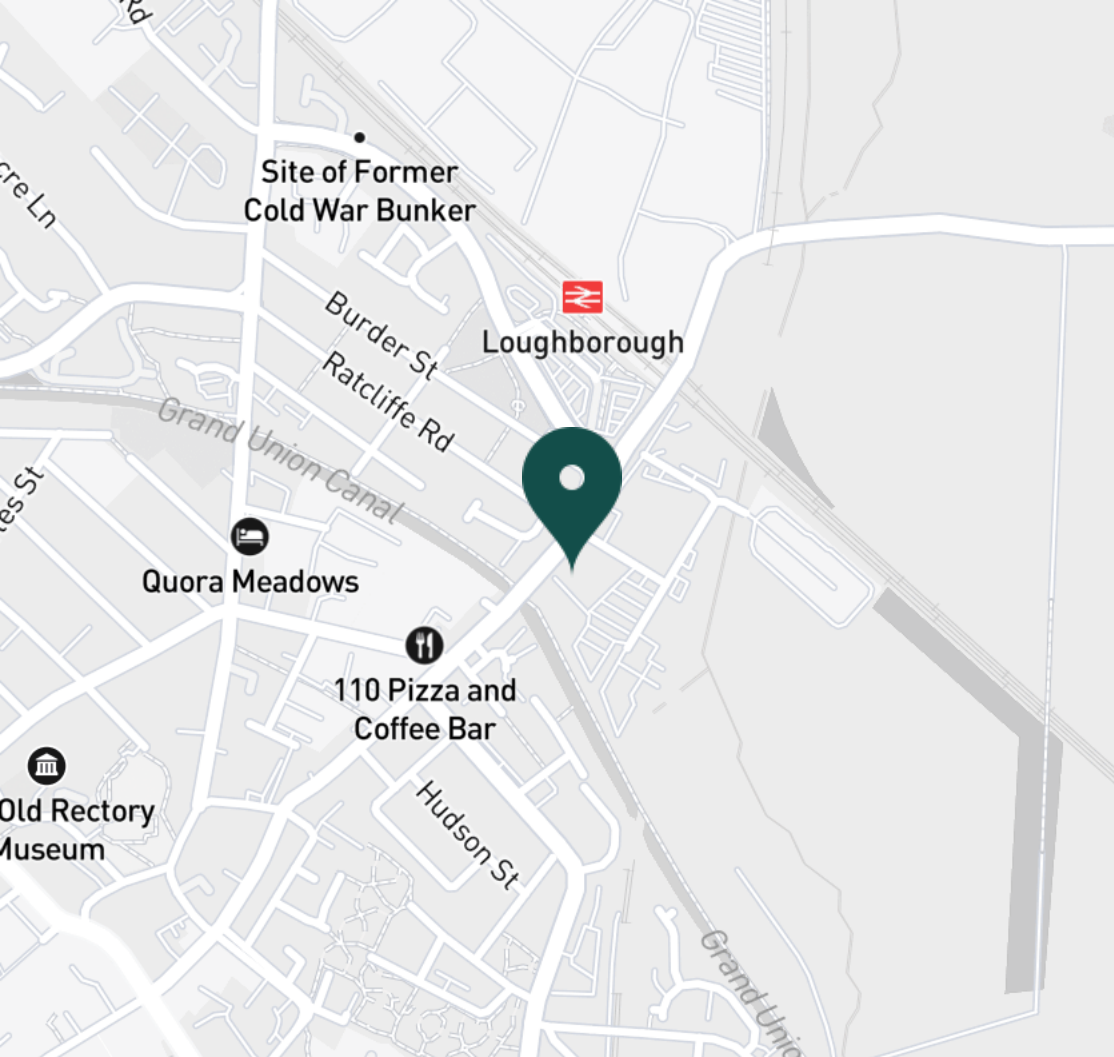
Kitchen / Diner



Kitchen / Diner



Kitchen / Diner



#### SUPERMARKETS

Marks & Spencer	0.6 mi
Tesco Superstore Loughborough	0.7 mi
Aldi Loughborough	1.0 mi
Lidl Loughborough	1.0 mi
Sainsburys Loughborough	1.1 mi

#### GYMS

CrossFit Loughborough	0.4 mi
PureGym Loughborough	0.6 mi
Anytime Fitness Loughborough	0.7 mi
Dynamite Gym Ltd	0.7 mi
NPC Performance Centre	0.9 mi

#### TRAIN STATIONS

Loughborough	0.3 mi
Barrow upon Soar	4.0 mi
Sileby	5.9 mi
East Midlands Parkway	10.4 mi
Syston	10.8 mi

#### NURSERY SCHOOLS

Cobden Childrens Centre	0.5 mi
Babblebrooke Day Nursery	0.6 mi
Lime Tree Nursery	0.7 mi
Small World Nursery	1.0 mi
Westwards Nursery	1.1 mi

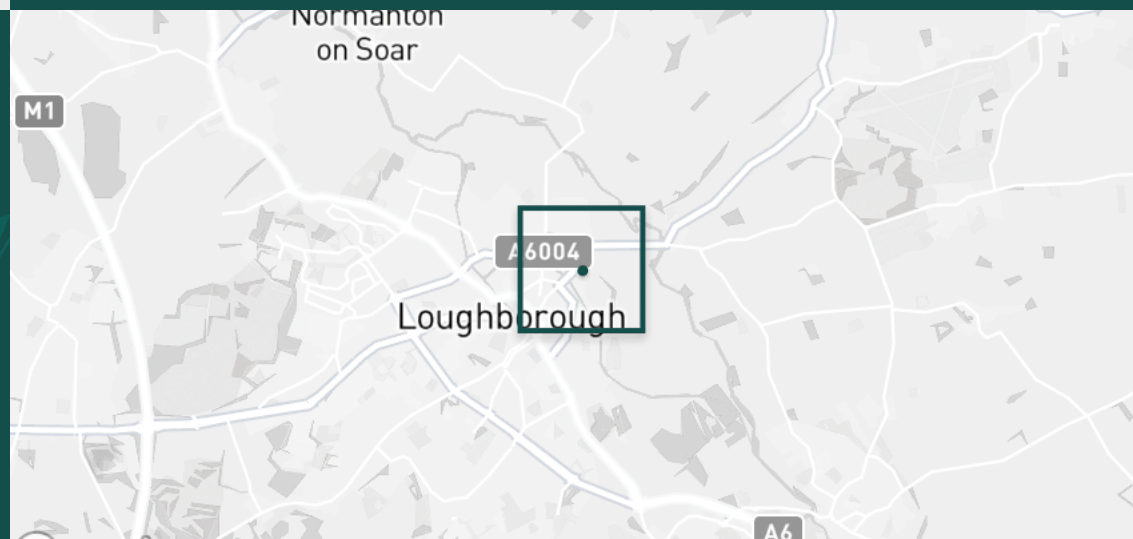
#### PRIMARY SCHOOLS

Rendell Primary School	0.4 mi
Cobden PS	0.8 mi
Fairfield Preparatory Sch	0.9 mi
St Marys Catholic PS	1.2 mi
Loughborough Grammar Sch	1.2 mi

#### HIGH SCHOOLS

Limehurst Academy	0.5 mi
Loughborough Grammar Sch	1.2 mi
Our Lady's Convent Sch	1.2 mi
Loughborough High Sch	1.3 mi
RNIB College Loughborough	1.4 mi

Discover  
Loughborough

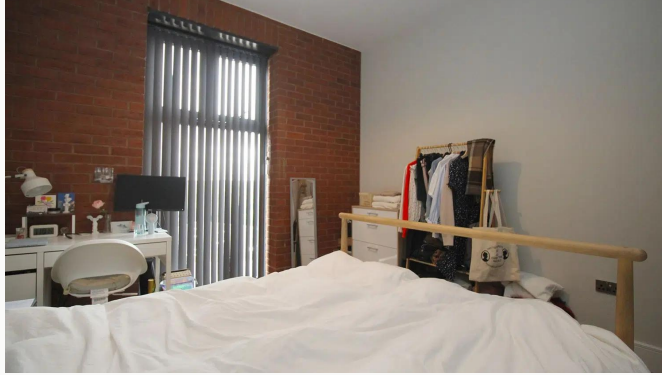


- ✓ Communal Swimming Pool
- ✓ Concierge
- ✓ Communal Gym
- ✓ Underfloor Heating
- ✓ Communal Offices
- ✓ Fourth Floor

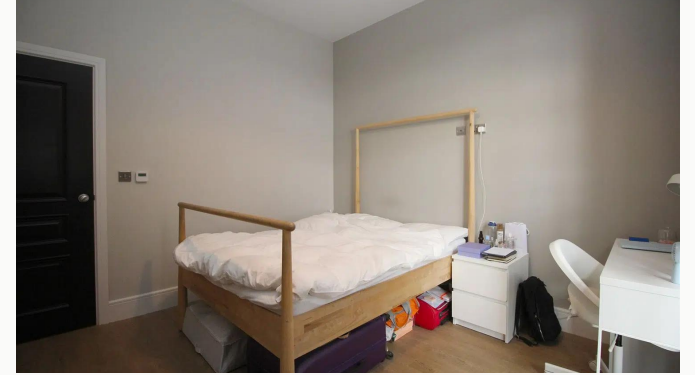




Bedroom



Bedroom



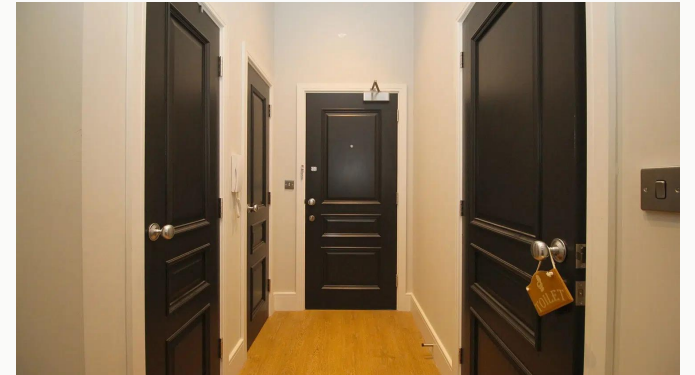
Bedroom



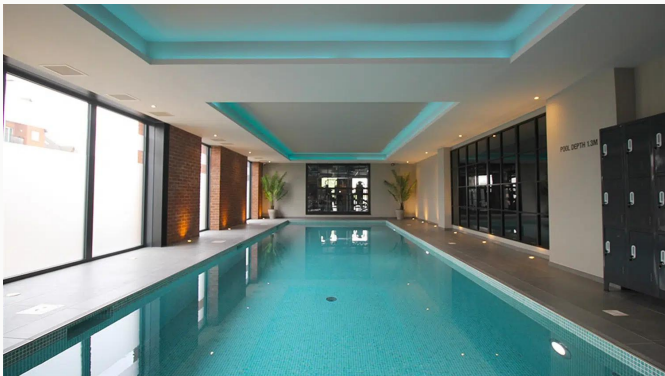
Bathroom



Bathroom



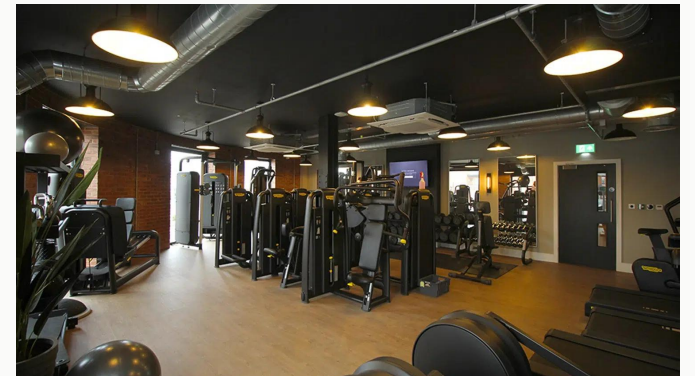
Hallway



Swimming Pool



Gym



Gym



Office Area



Office Area



The Gate

**Available**  
From 15/05/2024

**Comes**  
Unfurnished

**Bedrooms**  
1

**Receptions**  
1

**Bathrooms**  
1

**Parking**  
Allocated

**Postcode**  
LE11 1GJ

**Rent**  
£1,100 pcm

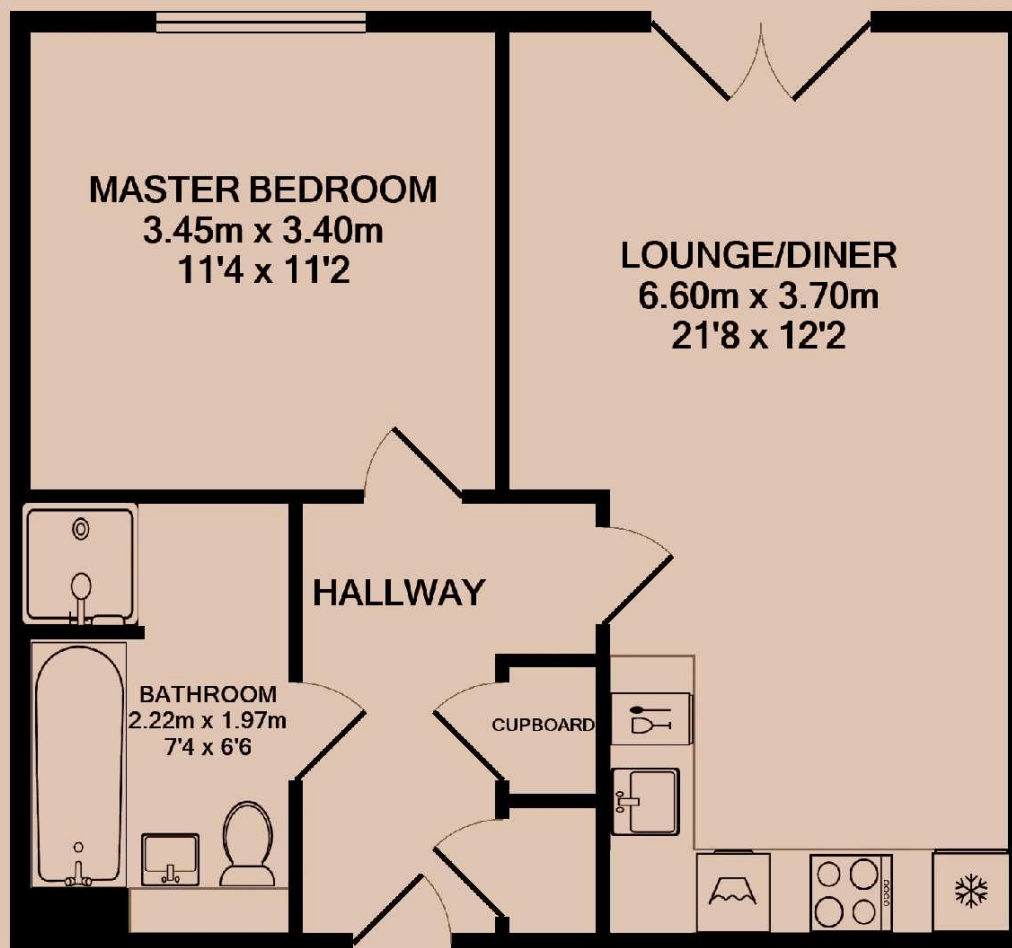
**Deposit**  
£1,260

**EPC**  
83 | B

**Council Tax Band**  
B

**ID**  
#8654

**Updated**  
22/04/2024





# *Have a property like this? Let's work together.*

Design and marketing are at the heart of our approach. With most people now looking for property online, we can get our clients' properties in front of as many people as the most prominent national agents. Where we differ is in the quality of our work. We create stunning digital particulars that highlight the individual attributes of every property we market, with videos and floor plans as standard.



**OUR OFFICE**  
7 Biggin Street  
Loughborough, LE11 1UA

**CONTACT US**  
01509 320 320  
let@huntleys.net

